

PROPERTY LOCATION

No	Alt No	Direction/Street/City
40	-42	FOREST ST, ARLINGTON

OWNERSHIP

Owner 1:	DOBLE DENNIS M		
Owner 2:			
Owner 3:			
Street 1:	63 OXFORD STREET		
Street 2:			
Twn/City:	WINCHESTER		
St/Prov:	MA	Cntry	Own Occ: N
Postal:	01890	Type:	

PREVIOUS OWNER

Owner 1:	LESLIE KEVIN R -		
Owner 2:	-		
Street 1:	42 FOREST ST		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02476		

NARRATIVE DESCRIPTION

This parcel contains .167 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 2464 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.16733	Total SF/SM:	7289	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	447,069	Spl Credit	Total:	447,100
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

Residential

CARD

ARLINGTON

APPRAISED:

USE VALUE:

ASSESSED:

Total Card /

Total Parcel

1,025,900

1,025,900

1,025,900



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	37855
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

ACTIVITY INFORMATION

Date	Result	By	Name
9/7/2018	MEAS&NOTICE	BS	Barbara S
5/23/2013	Info Fm Prmt	EMK	Ellen K
3/27/2009	Meas/Inspect	189	PATRIOT
1/24/2000	Mailer Sent		
1/24/2000	Measured	263	PATRIOT
9/3/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	7289.000	578,500	300	447,100	1,025,900		37855
							GIS Ref
							GIS Ref
Total Card	0.167	578,500	300	447,100	1,025,900	Entered Lot Size	GIS Ref
Total Parcel	0.167	578,500	300	447,100	1,025,900	Total Land:	Insp Date
Source: Market Adj Cost		Total Value per SQ unit /Card:		416.36	/Parcel: 416.36	Land Unit Type:	09/07/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2022	104	FV	578,500	300	7,289.	447,100	1,025,900		Year end	12/23/2021	PRINT	
2021	104	FV	551,800	300	7,289.	447,100	999,200		Year End Roll	12/10/2020	Date	Time
2020	104	FV	551,800	300	7,289.	447,100	999,200	999,200	Year End Roll	12/18/2019	12/30/21	01:18:43
2019	104	FV	407,400	400	7,289.	453,500	861,300	861,300	Year End Roll	1/3/2019	LAST REV	
2018	104	FV	382,900	400	7,289.	338,500	721,800	721,800	Year End Roll	12/20/2017	Date	Time
2017	104	FV	358,800	400	7,289.	306,600	665,800	665,800	Year End Roll	1/3/2017	09/27/18	17:58:4
2016	104	FV	358,800	400	7,289.	293,800	653,000	653,000	Year End	1/4/2016		
2015	104	FV	319,100	400	7,289.	249,100	568,600	568,600	Year End Roll	12/11/2014	mmcmakin	

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

